

102.0

0005

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

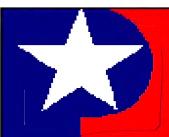
929,700 / 929,700

USE VALUE:

929,700 / 929,700

ASSESSED:

929,700 / 929,700


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
16		DICKSON AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SACCA DAVID J	
Owner 2:	
Owner 3:	
Street 1: 16 DICKSON AVE	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02474	Type:	

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1982, having primarily Clapboard Exterior and 3220 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

SALES INFORMATION										TAX DISTRICT			PAT ACCT.		
Grantor			Legal Ref		Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes		
			14771-528			10/1/1982			5,000	No	No	A			

ACTIVITY INFORMATION
Date Result By Name
10/31/2018 MEAS&NOTICE BS Barbara S
1/6/2008 Measured 372 PATRIOT
4/13/2006 Permit Visit BR B Rossignol
10/21/1999 Meas/Inspect 264 PATRIOT
8/31/1991 JK

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl 1 % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes
Code Fact PriceUnits Units Type Type Factor Value Price Mod Infl
101 One Family 6550 Sq. Ft. Site 0 70. 0.945

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

Total AC/Ha: 0.15037

Total SF/SM: 6550

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 431,549

Spl Credit

Total: 431,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:	8 - Brick Veneer	15 %
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	OLIVE	
View / Desir:		

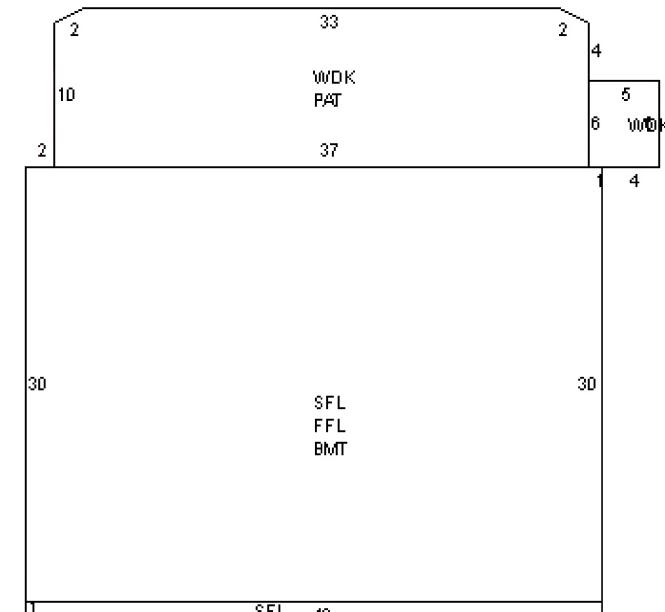
BATH FEATURES

Full Bath:	2	Rating: Good	PDAS.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		

Totals	RMS: 7	BRs: 4	Baths: 2	HB
--------	--------	--------	----------	----

SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1982
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G7
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: GD - Good

13. %

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

13.6 %

CALC SUMMARY

Basic \$ / SQ: 130.00

Size Adj.: 1.08032787

Const Adj.: 1.01444352

Adj \$ / SQ: 142.471

Other Features: 98629

Grade Factor: 1.10

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 576604

Depreciation: 78418

Depreciated Total: 498185

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten	
SFL	Second Floor	1,240	142.470	176,664	BMT	100	RRM	65	A	
BMT	Basement	1,200	60.800	72,959						
FFL	First Floor	1,200	142.470	170,965						
WDK	Deck	435	8.420	3,662						
PAT	Patio	405	3.220	1,305						
Net Sketched Area: 4,480					Total:	425,555				
Size Ad	2440	Gross Area	4480	FinArea	3220					

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc

**MOBILE HOME**

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101					

More: N

Total Yard Items:

Total Special Features:

Total: